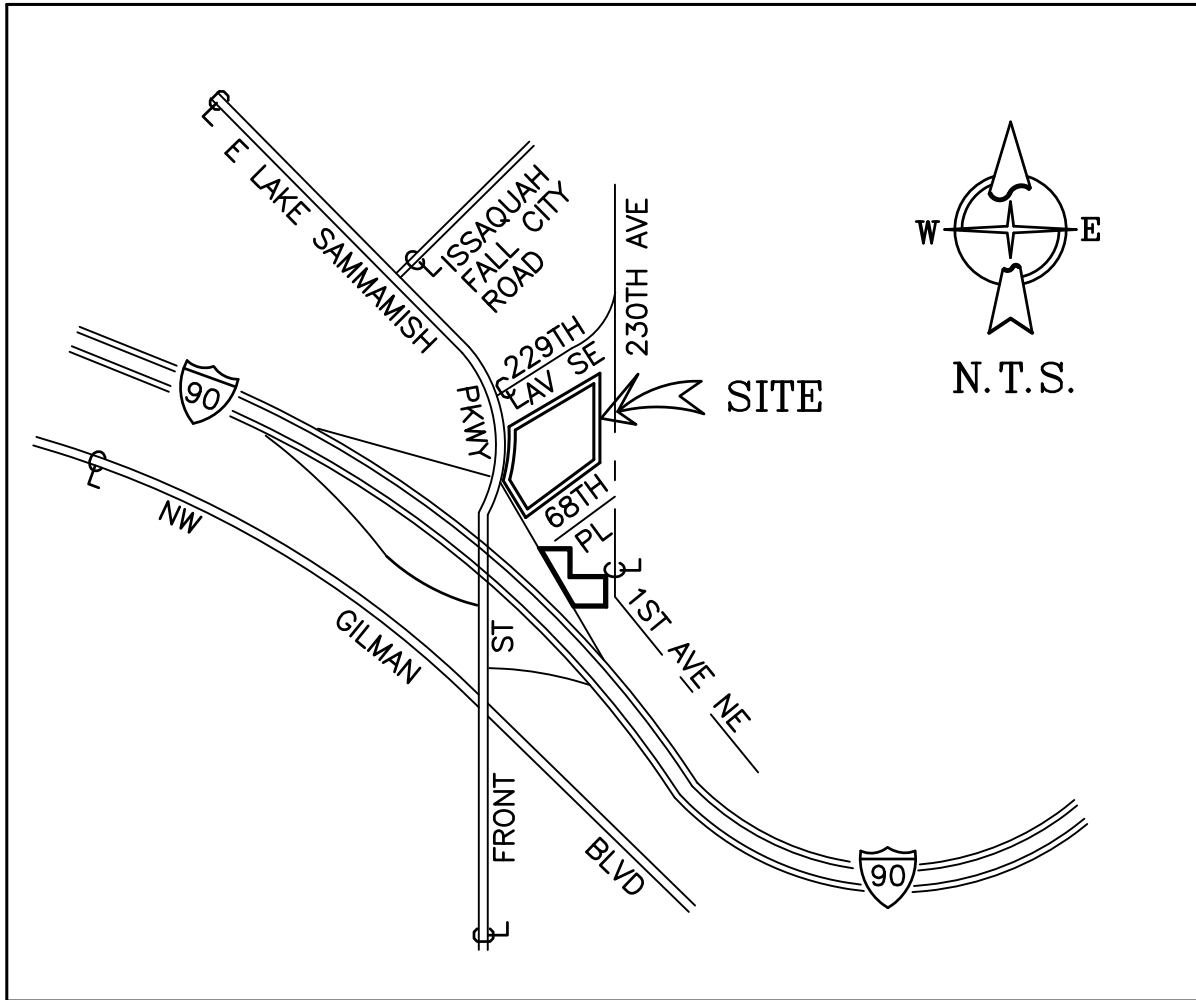


PORTION OF THE NW 1/4, NW 1/4, SECTION 27, TWP. 24 N., RGE. 6 E., W.M.  
KING COUNTY, WASHINGTON

## VICINITY MAP



## EASEMENT TABLE

PER FIRST AMERICAN TITLE INSURANCE COMPANY TITLE REPORT FILE NUMBER NC--598741--WA1, DATED AUGUST 28, 2013.		
ITEM	RECORDING NUMBER	NOTES
5	CAUSE No. 688884	CONDEMNATION OF RIGHTS TO ACCESS STATE HIGHWAY AND OF LIGHT AND AIR (NOT LOCATABLE)
6	5823645	RIGHT TO MAKE NECESSARY SLOPES FOR CUTS OR FILLS (NOT LOCATABLE)
7	6329251	RELINQUISHMENT OF ALL EXISTING AND FUTURE RIGHTS TO LIGHT, VIEW AND AIR TOGETHER WITH THE RIGHTS OF ACCESS TO AND FROM THE STATE HIGHWAY
9	7807270773	TERMS AND PROVISIONS CONTAINED IN DOCUMENT (NOT LOCATABLE)
10	9701080681	MEMORANDUM OF LEASE AGREEMENT (APPROXIMATE LOCATION SHOWN HEREON)
11	9802120442	TERMS AND PROVISIONS CONTAINED IN DOCUMENT (NOT LOCATABLE)
17	3880274	COMMUNICATION SYSTEMS EASEMENT (NOT LOCATABLE -- AS CONSTRUCTED)
18	6200420	RESERVATIONS AND EXCEPTIONS (NOT LOCATABLE-- BLANKET)
19	6627995	RELINQUISHMENT OF ALL EXISTING AND FUTURE RIGHTS TO LIGHT, VIEW AND AIR TOGETHER WITH THE RIGHTS OF ACCESS TO AND FROM THE STATE HIGHWAY (NOT LOCATABLE)
20	9512199006	CONDITIONS, NOTES, EASEMENT AND PROVISIONS CONTAINED ON THE FACE OF THE SURVEY. (NOT LOCATABLE)
28	781580	RESERVATIONS AND EXCEPTIONS (NOT LOCATABLE)
29	3870130	COMMUNICATION SYSTEMS EASEMENT (NOT LOCATABLE -- AS CONSTRUCTED)
30	6437395	RELINQUISHMENT OF ALL EXISTING AND FUTURE RIGHTS TO LIGHT, VIEW AND AIR TOGETHER WITH THE RIGHTS OF ACCESS TO AND FROM THE STATE HIGHWAY (NOT LOCATABLE)
31	8704231348	TERMS AND PROVISIONS CONTAINED IN DOCUMENT (NOT LOCATABLE)

### PARCEL NUMBER, ADDRESS AND AREA TABLE

PARCEL	PARCEL NUMBER	ADDRESS	AREA
PARCEL A	2724069084	6721 230TH AVE SE, ISSAQUAH, WA 98029	16,488 S.F. OR 0.38 Ac. +/-
PARCEL B	2724069086	N/A	147,962 S.F. OR 3.40 Ac +/-
PARCEL C	8843500215	N/A	10,474 S.F. OR 0.24 Ac +/-
PARCEL D	8843500209	975 1ST AVE NE, ISSAQUAH, WA 98027	17,683 S.F. OR 0.41 Ac +/-

## PARKING STALL SCHEDULE

PARKING STALLS ARE LOCATED ON PARCEL D.	
REGULAR	1
HANDICAP	1
TOTAL	2

## LEGAL DESCRIPTION

PARCEL A

THAT PORTION OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 27;  
THENCE SOUTH 11°2' WEST ON THE SECTION LINE 1037.55 FEET TO THE TRUE POINT OF BEGINNING;  
THENCE NORTH 32°40' EAST 197.5 FEET;  
THENCE SOUTH 67°22' EAST 857.8 FEET;  
THENCE SOUTH 50°43'30" WEST TO THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 27;  
THENCE WEST ALONG THE SOUTH LINE TO THE WEST LINE OF SAID SECTION;  
THENCE NORTH 11°2' EAST TO THE TRUE POINT OF BEGINNING;

EXCEPT THE SOUTH 50 FEET THEREOF;

EXCEPT PORTION THEREOF CONVEYED TO KING COUNTY FOR ROAD PURPOSES BY INSTRUMENT RECORDED DECEMBER 16, 1958 UNDER RECORDING NO. 582364;

AND EXCEPT PORTION LYING WESTERLY OF THE EASTERLY MARGIN OF PORTION THEREOF CONVEYED TO THE STATE OF WASHINGTON FOR STATE HIGHWAY AND PEDESTALIAN WALKWAY BY DEED RECORDED MAY 8, 1968 UNDER RECORDING NO. 6329251.

**PARCEL B**

THAT PORTION OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 27, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M., IN KING COUNTY, WASHINGTON;

THENCE SOUTH 1°12' WEST WITH SECTION LINE 1037.55 FEET;

THENCE NORTH 32°40' EAST 197.19 FEET TO THE TRUE POINT OF BEGINNING;

THENCE NORTH 40°40' EAST 114.81 FEET;

THENCE SOUTH 61°53' EAST 459.39 FEET;

THENCE SOUTH 2°52' SOUTH WEST 157.85 FEET;

THENCE SOUTH 24°02' WEST 189.80 FEET;

THENCE SOUTH 50°43'30" WEST 23.24 FEET TO A POINT FROM WHICH THE TRUE POINT OF BEGINNING BEARS NORTH 57°20'00" WEST;

THENCE NORTH 57°20' WEST 557.8 FEET TO THE TRUE POINT OF BEGINNING;

EXCEPT PORTION LYING WESTERLY OF THE EASTERLY MARGIN OF PORTION HEREIN DESCRIBED, BEING REMOVED BY THE STATE OF WASHINGTON UNDER PROCEEDINGS IN KING COUNTY SUPERIOR COURT CAUSE NO. 688884;

AND EXCEPT PORTIONS THEREOF LYING IN 228TH AVENUE SOUTHEAST AND SOUTHEAST 66TH STREET.

PARCEL C

LOT 7 IN BLOCK 4 OF HERBERT S. UPPER'S FIRST ADDITION TO ISSAQUAH,  
ACCORDING TO PLAT RECORDED IN VOLUME 12 OF PLATS AT PAGE(S) 13,  
IN KING COUNTY, WASHINGTON;

EXCEPT THAT PORTION DEVED TO THE STATE OF WASHINGTON BY DEED  
RECORDED MARCH 10, 1970 UNDER RECORDING NO. 6627995.

PARCEL D:

THE SOUTH HALF OF LOT 6 IN BLOCK 4 OF HERBERT S. UPPER'S FIRST  
ADDITION TO ISSAQUAH, ACCORDING TO PLAT RECORDED IN VOLUME 12  
OF PLATS AT PAGE(S) 13, IN KING COUNTY, WASHINGTON;

EXCEPT THAT PORTION CONVEYED TO STATE OF WASHINGTON FOR HIGHWAY  
PURPOSES BY DEED RECORDED NOVEMBER 21, 1968 UNDER RECORDING  
NO. 6437395.

## CURRENT ZONING

SUBJECT PROPERTY IS LOCATED WITHIN AN IC (INTENSIVE COMMERCIAL) ZONE PER CURRENTLY PUBLISHED CITY OF ISSAQUAH ZONING MAP.

REQUIREMENTS PER CURRENTLY PUBLISHED CITY OF ISSAQUAH ZONING CODE DISTRICT STANDARDS

TABLE SECTION 18.07.360	
FRONT YARD SETBACK	10 FEET
SIDE YARD SETBACK	5 FEET
REAR YARD SETBACK	10 FEET
IMPERVIOUS SURFACE	65%
PERVIOUS SURFACE	35%
BASE BUILDING HEIGHT	40 FEET
MAXIMUM BUILDING HEIGHT	65 FEET

## FLOOD ZONE INFORMATION

SAID DESCRIBED PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION "AH (EL 72)" BY THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT, ON FLOOD INSURANCE RATE MAP NO. 53033C0691H, WITH A DATE OF IDENTIFICATION OF APRIL 19, 2005, FOR COMMUNITY NUMBER 530071 AND 530079, IN KING COUNTY, STATE OF WASHINGTON, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED.

## NOTES

1. THERE WAS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS AT THE TIME OF THIS SURVEY.
2. THERE ARE NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES OR OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS AT THE TIME OF THIS SURVEY.
3. THERE WAS NO OBSERVED EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL AT THE TIME OF THIS SURVEY.
4. WETLAND AREAS WERE NOT DELINEATED BY APPROPRIATE AUTHORITIES AT THE TIME OF THIS SURVEY.

## SURVEYOR'S CERTIFICATION

TO DANIEL ROWE, US BANK AND FIRST AMERICAN TITLE INSURANCE COMPANY.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4 (IN SQUARE FEET OR ACRES), 6(a), 6(b), 7(a), 7(b)(1), 7(b)(2), 7(c), 8, 9 AND 20(c) AND IF ANY BUILDINGS ARE LOCATED ON THE LAND, ITEMS 7(c), 7(b)(1), 7(b)(2), 7(c), 8, 9, OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON SEPTEMBER 23, 2013.

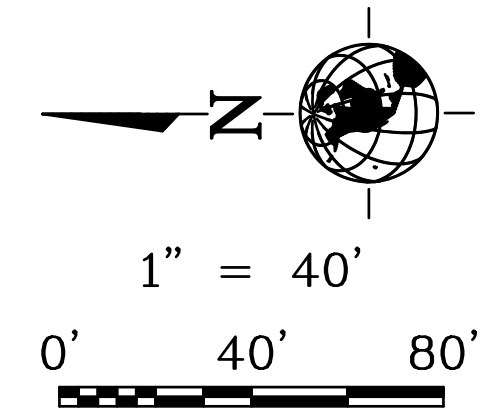
DATE OF PLAT OR MAP: SEPTEMBER 25, 2013.

DATED THIS 25TH DAY OF SEPTEMBER, 2013.

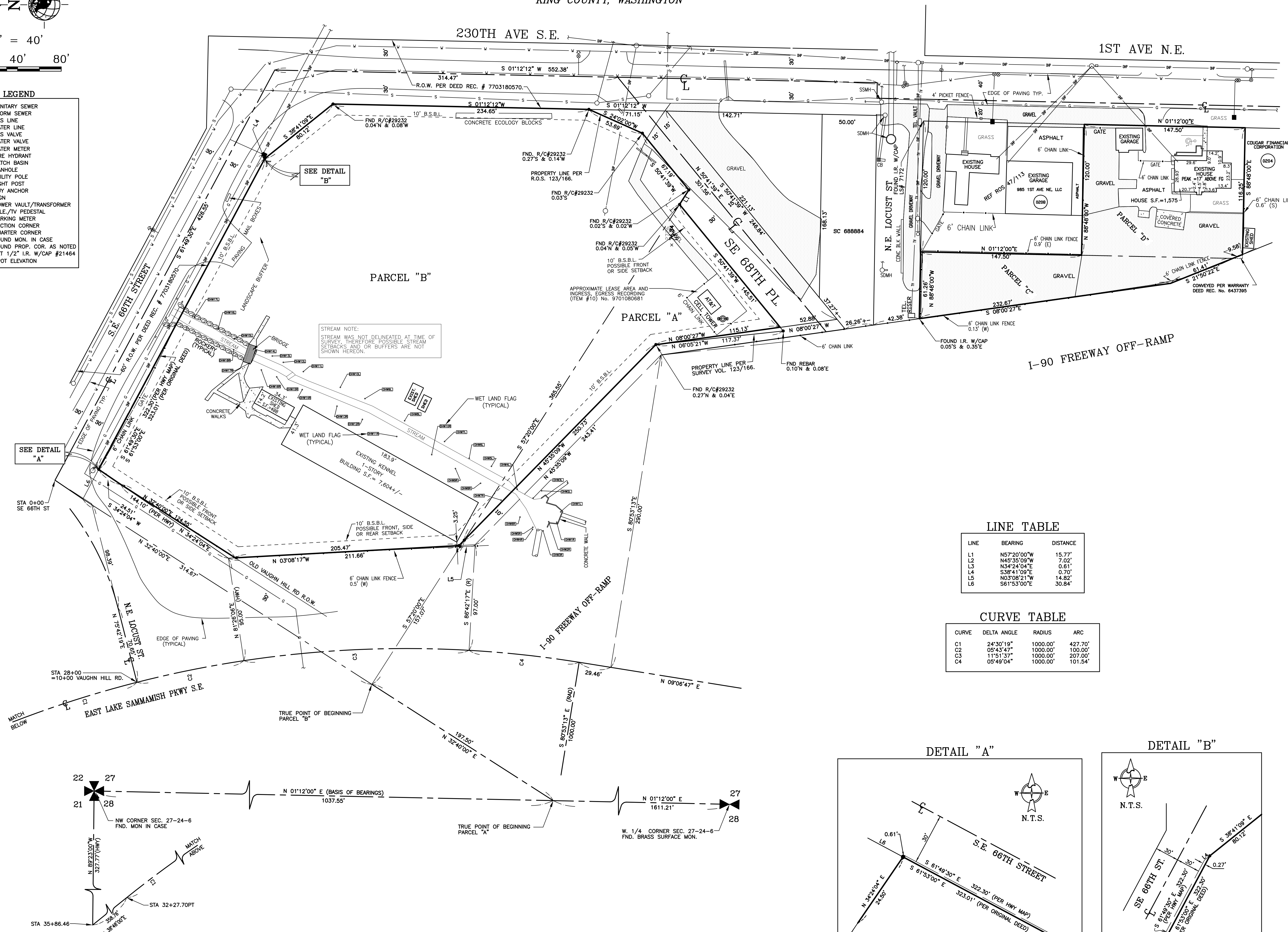
Rodney G. Hansen 9/25/2013  
 RODNEY G. HANSEN  
 CERTIFICATE No. 21464

[illegible]

PORTION OF THE NW 1/4, NW 1/4, SECTION 27, TWP. 24 N., RGE. 6 E., W.M.  
KING COUNTY, WASHINGTON



- LEGEND**
- SS = SANITARY SEWER
  - SD = STORM SEWER
  - G = GAS LINE
  - W = WATER LINE
  - WV = WATER VALVE
  - WM = WATER METER
  - FH = FIRE HYDRANT
  - CB = CATCH BASIN
  - M = MANHOLE
  - UP = UTILITY POLE
  - LP = LIGHT POST
  - GA = GUY ANCHOR
  - S = SIGN
  - PV = POWER VAULT/TRANSFORMER
  - TP = TELE./TV PEDESTAL
  - PM = PARKING METER
  - SC = SECTION CORNER
  - QCOR = QUARTER CORNER
  - FMC = FOUND MON. IN CASE
  - FMP = FOUND PROP. COR. AS NOTED
  - S1/2 = SET 1/2" I.R. W/CAP #21464
  - 50.00 = SPOT ELEVATION

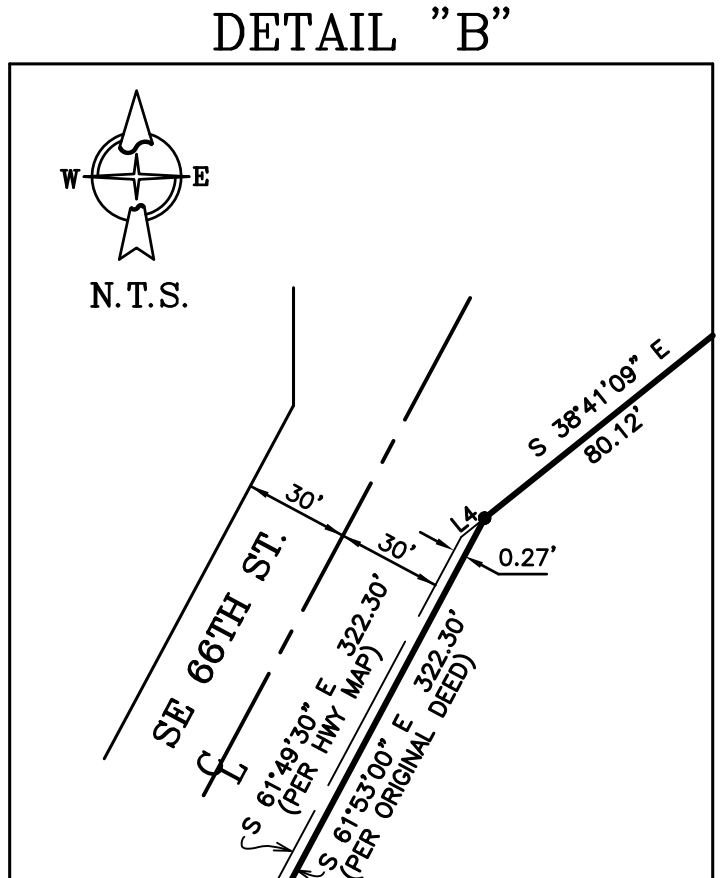
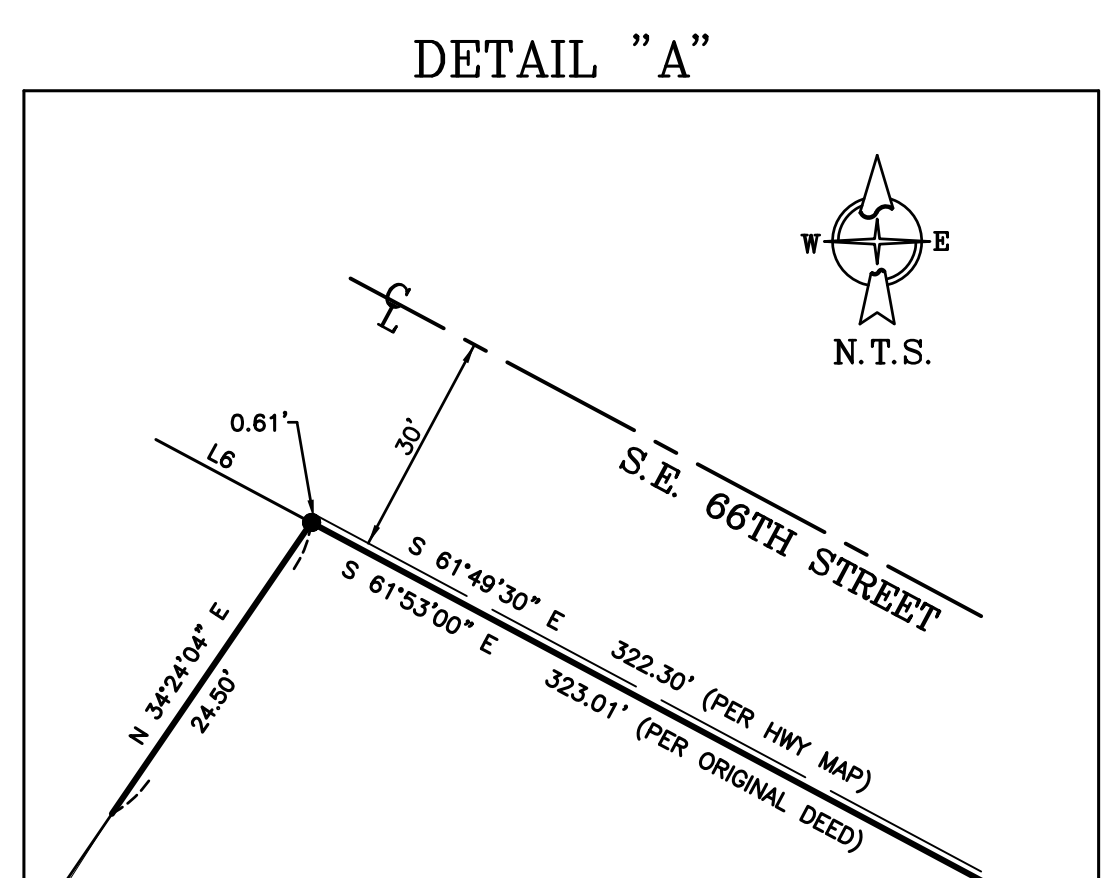


**LINE TABLE**

LINE	BEARING	DISTANCE
L1	N57°20'00"W	15.77'
L2	N45°35'09"W	7.02'
L3	N34°24'04"E	0.61'
L4	S38°41'09"E	0.70'
L5	N03°08'21"W	14.82'
L6	S61°53'00"E	30.84'

**CURVE TABLE**

CURVE	DELTA ANGLE	RADIUS	ARC
C1	24°30'19"	1000.00'	427.70'
C2	05°43'47"	1000.00'	100.00'
C3	11°51'37"	1000.00'	287.00'
C4	05°49'04"	1000.00'	101.54'



DATE: 9/27/13		REVISED PER COMMENTS: 2/5/15	
NO. 1		2	
ADDED PROPOSED ROW VACATION LIMITS			
<b>HANSEN SURVEYING</b> LAND SURVEYORS & CONSULTANTS 17420 116TH AVE. S.E., RENTON, WA 98058 TEL. 425-235-8440 FAX 425-235-0266			
A.L.T.A. SURVEY OF THE CARLSON KENNEL SITE FOR DANIEL ROWE ISSAQUAH, WASHINGTON			
DATE: 9-25-13	DRAWN BY: PJC, RF	CHKD BY: RGH	
SHEET 2		OF 2	
JOB NUMBER 20222			